



Signed: November 23, 2009

RANDALL J. NEWSOME  
U.S. Bankruptcy Judge

1 JaVonne M. Phillips, Esq., SBN 187474  
2 Kelly M. Raftery, Esq., SBN 249195  
2 McCarthy & Holthus, LLP  
1770 Fourth Avenue  
3 San Diego, CA 92101  
4 Phone (619) 685-4800  
4 Fax (619) 685-4810

5 Attorney for: Secured Creditor,  
6 Mortgage Electronic Registration Systems Inc.  
as nominee for IndyMac Federal Bank FSB,  
its assignees and/or successors

10  
11 UNITED STATES BANKRUPTCY COURT  
12 NORTHERN DISTRICT OF CALIFORNIA  
13 OAKLAND DIVISION

14 In re: ) Case No. 08-47470 N  
15 Dennis Vergara Maglasang, )  
16 Gina Rojos Maglasang, ) Chapter 13  
17 )  
18 Debtors. ) RS No. KSH-2877  
19 )  
20 )  
21 )  
22 )  
23 )  
24 )  
25 )  
26 )  
27 )  
28 )  
29 )  
26 The Debtors, Dennis Vergara Maglasang and Gina Rojos Maglasang ("Debtor"), having  
27 failed to cure the post-petition default under the terms of the Adequate Protection Stipulation and  
28 Order to Secured Creditor, IndyMac Federal Bank FSB, its assignees and/or successors,  
("Movant"), the Court rules as follows:

File No. CA09-7718

Order on Motion For Relief From Stay  
Case No. 08-47470 N

1       IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the automatic stay  
2 provisions of 11 U.S.C. § 362 be and are hereby terminated with respect to the interests of  
3 Movant, IndyMac Federal Bank FSB, and its successors and assigns, in the real property  
4 commonly known as 470 Oak Crest Place, Pittsburg, CA 94565.

5       IT IS FURTHER ORDERED that Movant may complete its foreclosure of said real  
6 property and proceed with post-foreclosure remedies, including any unlawful detainer action, in  
7 accordance with applicable law.

8       IT IS FURTHER ORDERED that the ten day stay provided by Bankruptcy Rule  
9 4001(a)(3) is waived.

10                   **\*\* END OF ORDER \*\***  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

## COURT SERVICE LIST

COUNSEL FOR DEBTORS  
Patrick L. Forte  
1 Kaiser Plaza #480  
Oakland, CA, 94612-3610

TRUSTEE  
Martha G. Bronitsky  
P.O. Box 5004  
Hayward, CA, 94540-5004

DEBTORS  
Dennis Vergara Maglasang  
Gina Rojos Maglasang  
470 Oak Crest Place  
Pittsburg, CA 94565

SPECIAL NOTICE  
JPMorgan Chase Bank, National Association  
Casper J. Rankin  
1270 Northland Drive, Ste 200,  
Mendota Heights, MN, 55120

GE Money Bank  
c/o Recovery Management Systems Corp.  
Attn: Ramesh Singh  
25 SE 2nd Avenue, Suite 1120  
Miami, FL 33131-1605

ATTORNEY FOR MOVANT  
McCarthy & Holthus, LLP  
1770 Fourth Avenue  
San Diego, CA 92101